

**Well Established & Anchored, Multi-Tenant Center With Historically High Occupancy**



## Snapshot

Total Size:	29,200 SF
Available:	2,500 SF
Year Built:	2003 & 2009
Zoning:	HC-Highway Commercial
Signage:	Suite & Pylon
Parking:	Ample On-Site Shared In-Common
Utilities:	Municipal
HVAC:	Gas Forced Air Heat & Central A/C
Lease Rate:	\$10.00 PSF NNN + CAM*

*\*In addition to base rent, the tenant is responsible for their utilities, janitorial, trash, insurance, phone/data/computer and \$2.03 PSF CAM fee.*

## Property Details

Join anchor tenants Save-a-Lot grocery, Family Dollar and Subway at North Lake Center. Available for lease is 2,500 SF suite with store front windows, vestibule entrance, open retail/showroom area, private restrooms, gas forced air heat and central air conditioning. The suite is separately metered.

North Lake Center is located on the east shore of Lake Manitou and provide easy access for customers and employees. The retail center provides excellent visibility along busy SR 14 which averages approximately 11,270 cars driving by the property daily.

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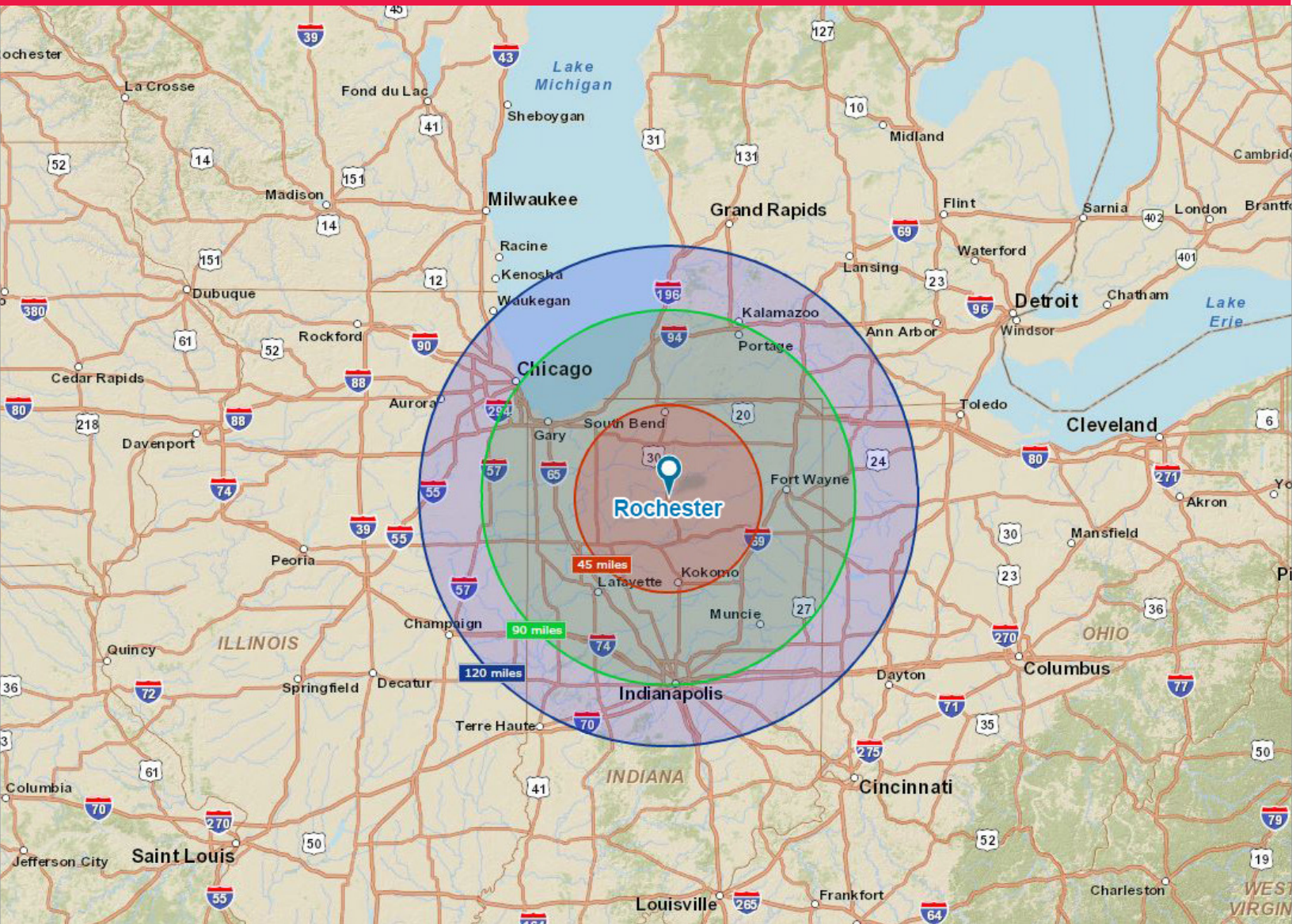
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## North Lake Center | 2310-2312 SR 14

Rochester, Indiana

**Good Location & Convenient Access To Major Metropolitan Areas**



### Location

The property is located on busy SR 14 in Rochester, Indiana, and sits adjacent to the Fulton County Airport. Rochester is ideally located to major metropolitan areas—approximately 45 miles from South Bend, 90 miles from Indianapolis, and 120 miles from Chicago. Rochester, Indiana is located in north central Indiana in Fulton County. Known as “The Round Barn Capital of the World”, Rochester has a high quality of life and home to Lake Manitou, a popular boating and fishing attraction during the summer.

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